066.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,100 / 793,100
					USE VALUE:	793,100 / 793,100
					ASSESSED:	793,100 / 793,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUDIGIAN CHARLES & RAMONA
Owner 2:	TRUSTEES/26 EDGEHILL RD TR
Owner 3:	
Street 1:	26 EDGEHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1928, having primarily Vinyl Exterior and 1829 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7070.000	346,200	4,400	442,500	793,100
Total Card	0.162	346,200	4,400	442,500	793,100
Total Parcel	0.162	346,200	4,400	442,500	793,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.67 /Parcel: 433.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42055
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

!5644!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,200	4400	7,070.	442,500	793,100		Year end	12/23/2021
2021	101	FV	336,000	4400	7,070.	442,500	782,900		Year End Roll	12/10/2020
2020	101	FV	336,000	4400	7,070.	442,500	782,900	782,900	Year End Roll	12/18/2019
2019	101	FV	248,700	4400	7,070.	410,900	664,000	664,000	Year End Roll	1/3/2019
2018	101	FV	248,700	4400	7,070.	410,900	664,000	664,000	Year End Roll	12/20/2017
2017	101	FV	248,700	4400	7,070.	360,300	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	248,700	4400	7,070.	328,700	581,800	581,800	Year End	1/4/2016
2015	101	FV	242,500	4400	7,070.	290,800	537,700	537,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:32:06

LAST REV

Date	Time
10/10/19	13:28:46
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHUDIGIAN CHARL	29017-510		8/26/1998	Family	1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2014	472	Re-Roof	6,600					
8/16/2001	614	Siding	15,000	C				SIDING/DOOR GABLE

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
6/18/2014	External Ins	PC	PHIL C
3/19/2009	Meas/Inspect	372	PATRIOT
12/4/2001	External Ins	PM	Peter M
10/24/2000	Hearing N/C	189	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7070		Sq. Ft.	Site		0	70.	0.89	12									442,470						442,500	

Total AC/HA:	0.16230	Total SF/SM:	7070	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,470	Spl Credit		Total:	442,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.27203798
Const Adj.:	0.98990101
Adj $ / SQ:	176.287
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470338
Depreciation:	124169
Depreciated Total:	346169

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

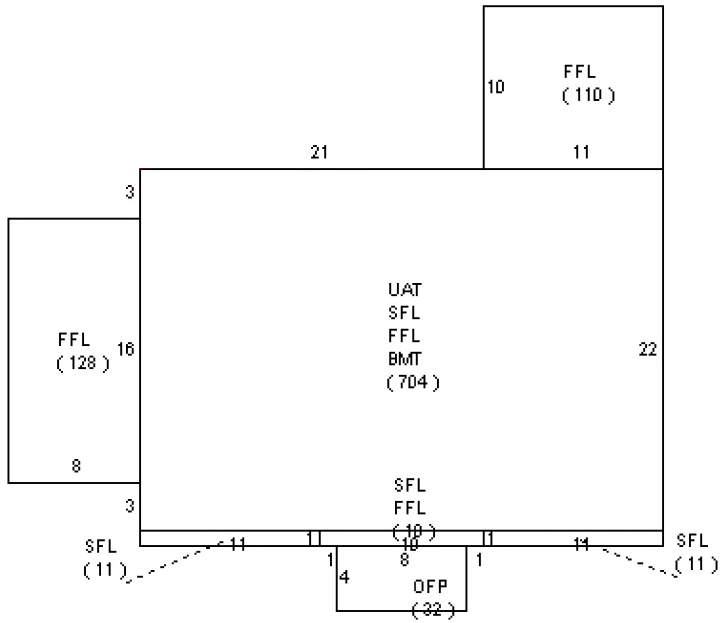
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.92
Special Features:	0	Val/Su Net:	133.15
Final Total:	346200	Val/Su SzAd	205.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	176.290	167,825
SFL	Second Floor	736	176.290	129,747
BMT	Basement	704	52.890	37,232
UAT	Upper Attic	176	93.080	16,382
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,600			Total:	352,580
Size Ad	1688	Gross Area	3128	FinArea	1829

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X20	A	AV	1928	22.81	T	40	101			4,400			4,400
2	Frame Shed	D	Y	1	6X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400